GIS MAP VIEW (NOT TO SCALE)

ZONING DISTRICT SR-3

REGULATION	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE	Min 7,000 (SQFT)	2,640 (SQFT)	2,640 (SQFT)
FRONTAGE	Min 70 (FT)	40 (FT)	40 (FT)
FRONT SETBACK	25 (FT)	10.6 (FT)	10.6 (FT)
SIDE SETBACK	7.5 (FT)	W 9.3 (FT) / 6.5 (FT) E	W 9.3 (FT) / 6.5 (FT) E
REAR SETBACK	15 (FT)	19.4 (FT)	19.4 (FT)
BUILDING HEIGHT	36' (SLOPED) 2.5 STOREYS	32.5 (FT) 2.5 STOREYS (SLOPED)	32.5 (FT) (SLOPED) 2.5 STOREYS S. PERMIT
BUILDING COVERAGE (GSI)	30%	37%	37%
MAX BUILD FACTOR	20	45	45
OPEN SPACE (OSR)	50%	67%	56%
F.A.R.	0.48 (MAX 1267 SQFT)	0.50 (1577 SQFT)	0.57 (1694 SQFT)

PROJECT SCOPE:

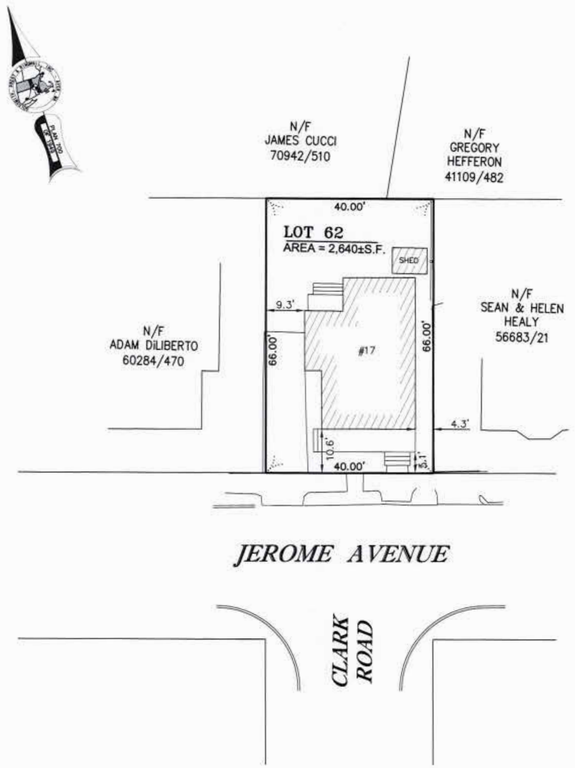
FIRST FLOOR
- REMODEL KITCHEN WITH EXPANDED FOOTPRINT
- SEMI CUSTOM CABINETRY, PANTRY, PENINSULA, WALL CABINETRY, [QUARTZ] COUNTERTOPS
- REINFORCE REAR ADDITION, INSULATATE AND ADD NEW WINDOWS,
- INSTALL NEW BEAM AT KITCHEN TO OPEN SPACE
- CREATE POWDER ROOM
- MISC. UPGRADES TO ELECTRICAL AND INSULATION AT NEW KITCHEN

SECOND FLOOR
- INSTALL NEW STAIRS ON SECOND FLOOR TO ATTIC AND CREATE NEW HALLWAY
- RENOVATE EXISTING BEDROOM TO NEW BATHROOM
- REFRAME BEDROOMS, CLOSETS AND NEW LAUNDRY CLOSET

ATTIC
- FRAME NEW MAIN BEDROOM AT NORTH, WEST QUADRANT OF ATTIC
- FRAME (2) OFFICE SPACES SOUTHERN QUADRANT OF ATTIC
- CLOSE OFF MEZZANINE BETWEEN SECOND FLOOR AND ATTIC

211092

OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES



THIS LAND MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

THE STRUCTURE SHOWN IS NOT IN A FLOOD HAZARD AREA, BEING ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE F.E.M.A FLOOD INSURANCE RATE MAP FOR NEWTON, MASS., DATED JUNE 4, 2010, COMMUNITY-PANEL NO. 250-17CO-551-E. ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. ACCURATE DETERMINATION CANNOT BE MADE UNLESS A VERTICAL CONTROL SURVEY IS PERFORMED.

ASSESSOR'S MAP 39, PARCEL 13
DEED BOOK 67969 PAGE 157
PLAN (END OF BOOK) 2298

THE FEATURES SHOWN HAVE BEEN LOCATED BY AN INSTRUMENT SURVEY PERFORMED BY THIS OFFICE ON SEPTEMBER 22, 2021.

COMMONWEALTH OF MASSACHUSETTS
DAVID J. DeBAY
33887
REGISTERED PROFESSIONAL LAND SURVEYOR

10/6/21

DAVID J. DeBAY, P.L.S. # 33887

FLD: AMB | CALC: DSB | DWN: DSB

PLOT PLAN
at #17 JEROME AVENUE
(WEST) NEWTON, MASS.

PREPARED FOR: REBEL DESIGN BUILD
DATE: OCTOBER 6, 2021 SCALE: 1"=20'

GPR Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.
39 MAIN ST., SUITE 301, AYER, MA 01432
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
VOICE: 978.772.1590 FAX: 978.772.1591 WEB: www.gpr-inc.com

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211092

SHEET LIST

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Neighborhood Context	C002
Plot Plan + Symbols & Abbreviations	C003
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No.	Description	Date

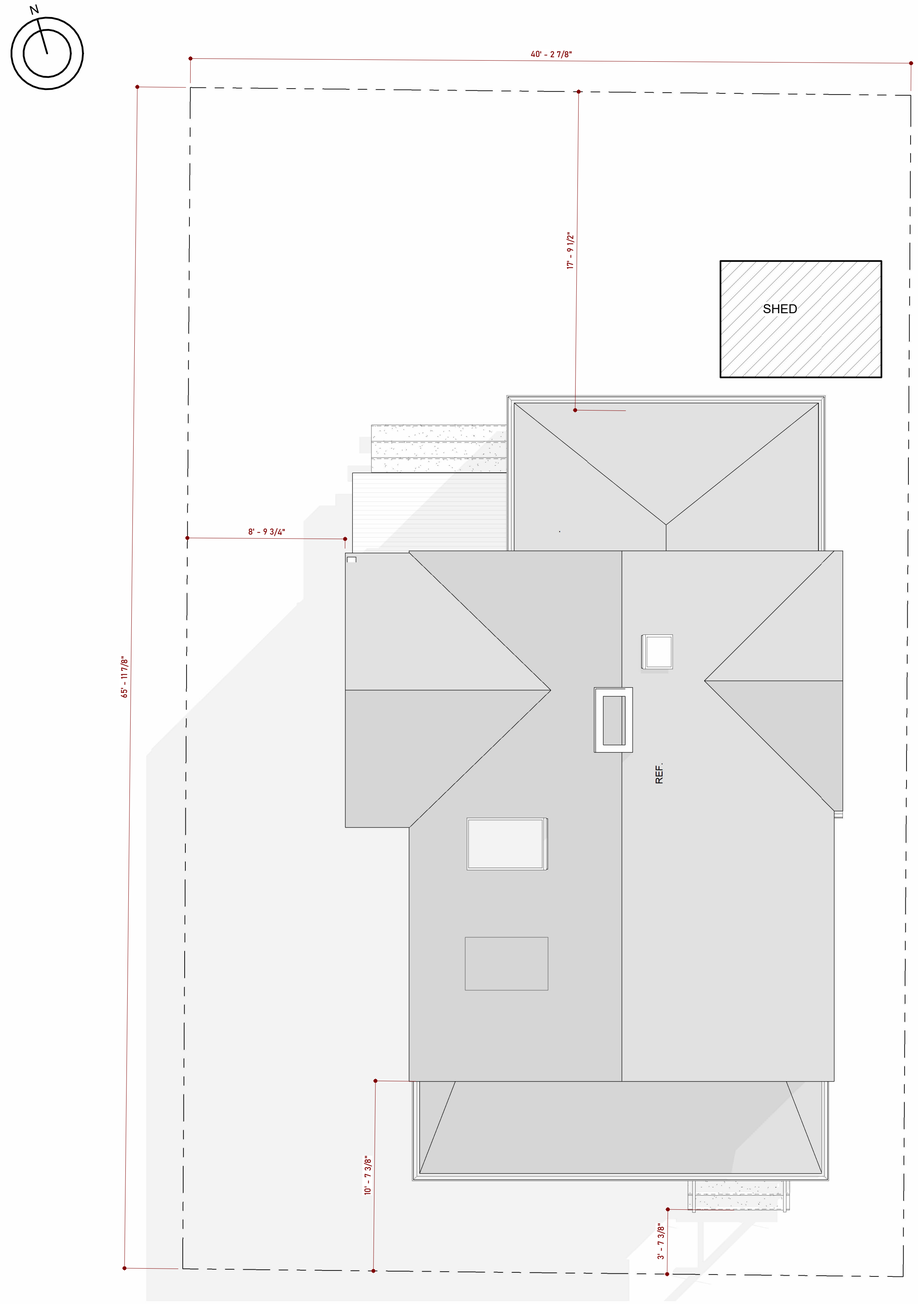
17 JEROME AVE
MYUNG RESIDENCE
Index Sheet

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

G000

Scale

3/14/2022 10:17:41 AM



1 Existing Roof Floor Plan Plot Plan
1/4" = 1'-0"

ABBREVIATIONS & SYMBOLS

ABBR.	DESCRIPTION
Approx.	Approximate
Avg.	Average
Brng.	Bearing
B.G.	Below Grade
CH	Ceiling Height
CMU	Concrete masonry unit
Conc.	Concrete
Cont.	Continuous
DW	Dish Washer
Ea.	Each
Ext.	Exterior
Flr.	Floor
Fdn.	Foundation
Ft.	Foot
Furn.	Furniture
Hdr.	Header

ABBR.	DESCRIPTION
Horiz.	Horizontal
Ht.	Height
Htg.	Heating
HVAC	Heating, ventilation & ar conditioning
HW	Hot water
In.	Inch
Int.	Interior
Inst.	Installation
Insul.	Insulation
LED	Light emitting diode
Max.	Maximum
MDF	Medium-density fiberboard
Min.	Minimum
O.C.	On center
Pvmt.	Pavement
Reinf.	Reinforced

ABBR.	DESCRIPTION
EP	Eletric Panel
S.F.	Square Foot
T.&G.	Tongue and Groove
W	Wire
WW	Window Well
WH	Window Height
SH	Sill Height
%	Percentage
@	At
&	And
"	Inch
'	Foot
℄	Centerline
#	Number
Ply.	Plywood

PLANS AND DETAILS SYMBOLS & CALLOUTS

TAGS

- ED### EXTERIOR DOOR
- ID### INTERIOR DOOR
- W1 WINDOW
- 1 OAK STRIP FLOORING
- 2 TILE FLOORING
- P# PLUMBING
- A# APPLIANCE
- COA COUNTER TOP
- CB# CABINETRY CLOSED
- DYP PAINTED GYPSUM WALL
- MW# MILLWORK
- CA# CABINETRY OPEN
- WALLPAPER
- TW1 TILE WALL
- TW2 TILE WALL

HVAC

- A/C Register Wall
- A/C Register Ceiling
- A/C Register Floor
- Exhaust Fan/Light
- BBH Baseboard Heater

ELECTRICAL

- 240V outlet
- Single receptacle outlet
- Double receptacle outlet
- Four-plex receptacle outlet
- Pendant Light
- Recessed Light
- Sconce light/Wall light
- Ceiling Light
- Flood Light (1)
- Flood Light (2)
- Tracking Light
- S Light Switch
- S 3 Three-way Switch
- S D Switch/Dimmer
- Junction Box
- LED Stip Lighting

ELECTRICAL

- T Thermostat
- SC Smoke + Carbon Combo
- SD Smoke Detector
- CO Carbon Monoxide Detector
- Computer DATA/LAN outlet
- Blank outlet
- Telephone Jack
- C Cable/TV
- E Existing Service
- Flood light
- Fan
- LED

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17 JEROME AVE

MYUNG RESIDENCE

Plot Plan + Symbols & Abbreviations

Project number	200813
Date	02.22.2022
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C003

Scale	As indicated

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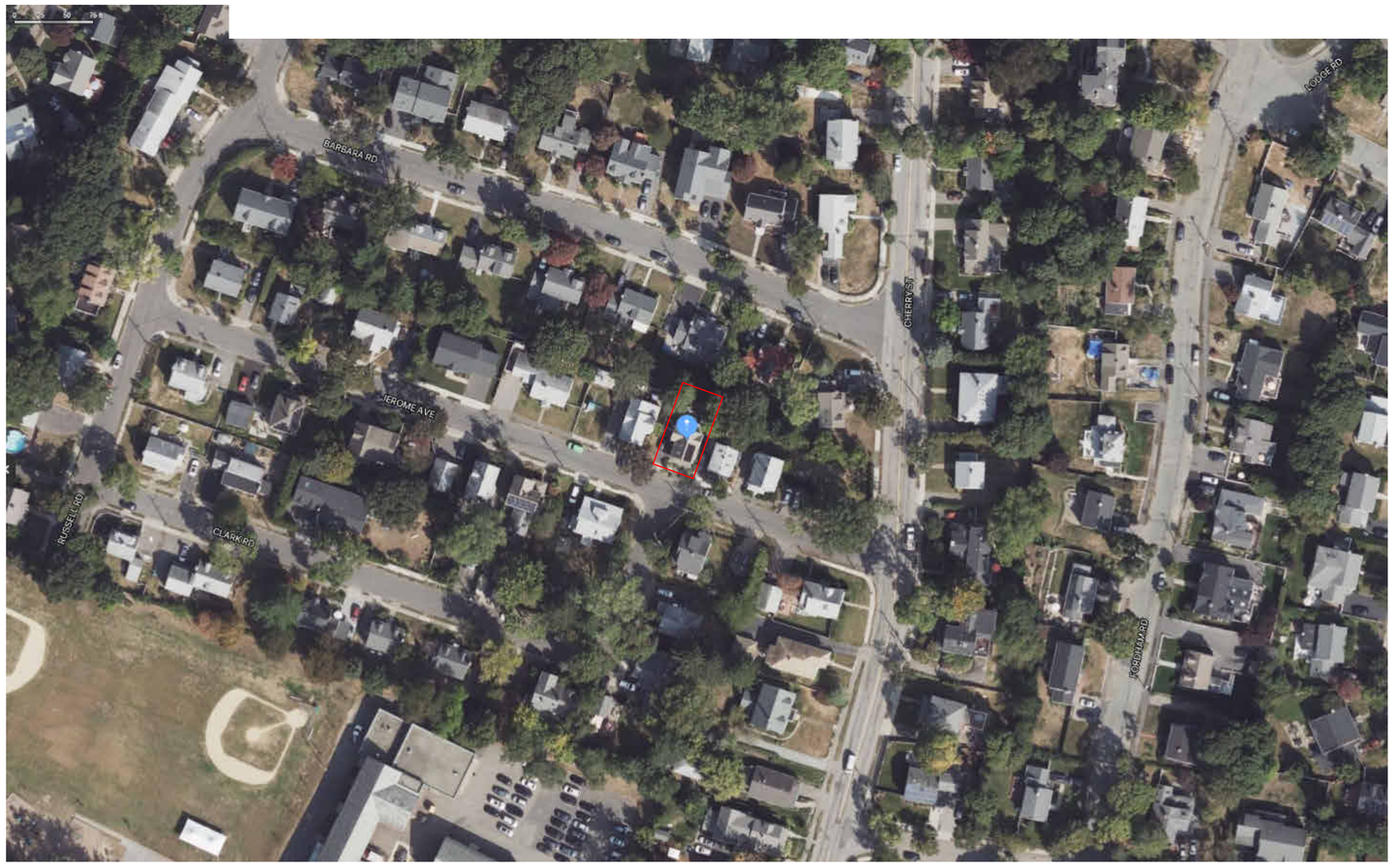
1 Existing Design

2 Proposed Design

3 Proposed Streetside Perspective

4 Proposed Backyard Perspective



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17 JEROME AVE

MYUNG RESIDENCE

Site Plan

Project Phase	Permit Set
Date	02.22.2022
Drawn by	PG
Checked by	KG

C001

Scale Scale at drawings and symbols varies per item.

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N

POINT OF INTEREST:17 JEROME AVENUE, WEST NEWTON, MA

VIEW ACROSS THE STREET FROM POINT OF INTEREST (22 JEROME AVENUE)

VIEW OF JEROME AVENUE LOOKING WEST

POINT OF INTEREST:17 JEROME AVE AND ADJACENT HOME (21 JEROME AVENUE)

POINT OF INTEREST:17 JEROME AVE AND ADJACENT HOME (15 JEROME AVENUE)

VIEW ACROSS THE STREET FROM POINT OF INTEREST (14 JEROME AVE)

17 JEROME AVENUE WITH PROPOSED DORMER OUTLINE OVERLAY

GIS MAP VIEW (NOT TO SCALE)

17 JEROME AVENUE

VIEW LOOKING SOUTH TOWARD CLARK ROAD

VIEW LOOKING EAST DOWN JEROME AVENUE

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17 JEROME AVE

MYUNG RESIDENCE

Neighborhood Context

Project number	200813
Date	02.22.2022
Drawn by	Author
Checked by	Checker

C002

Scale

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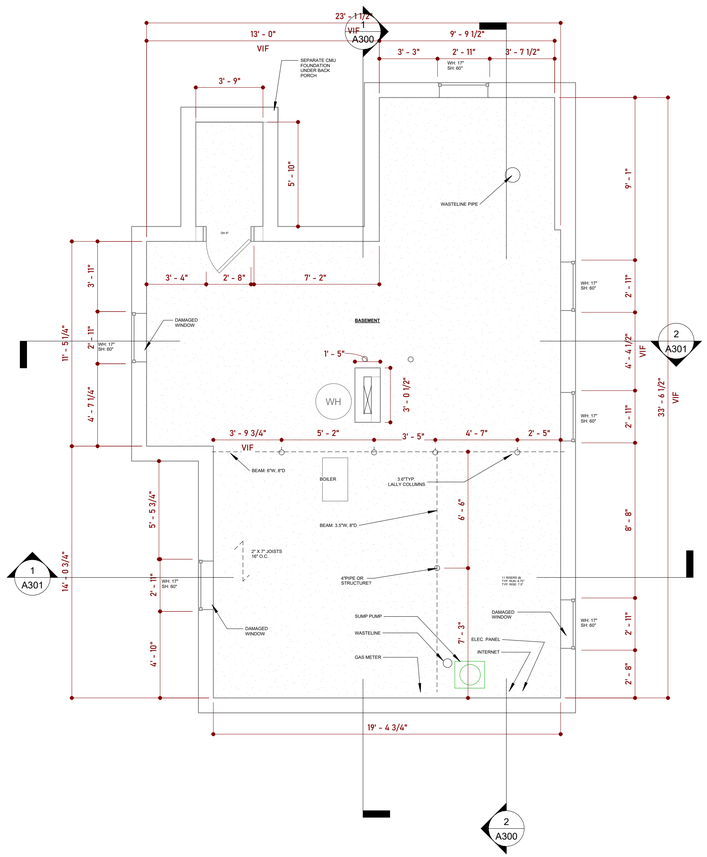
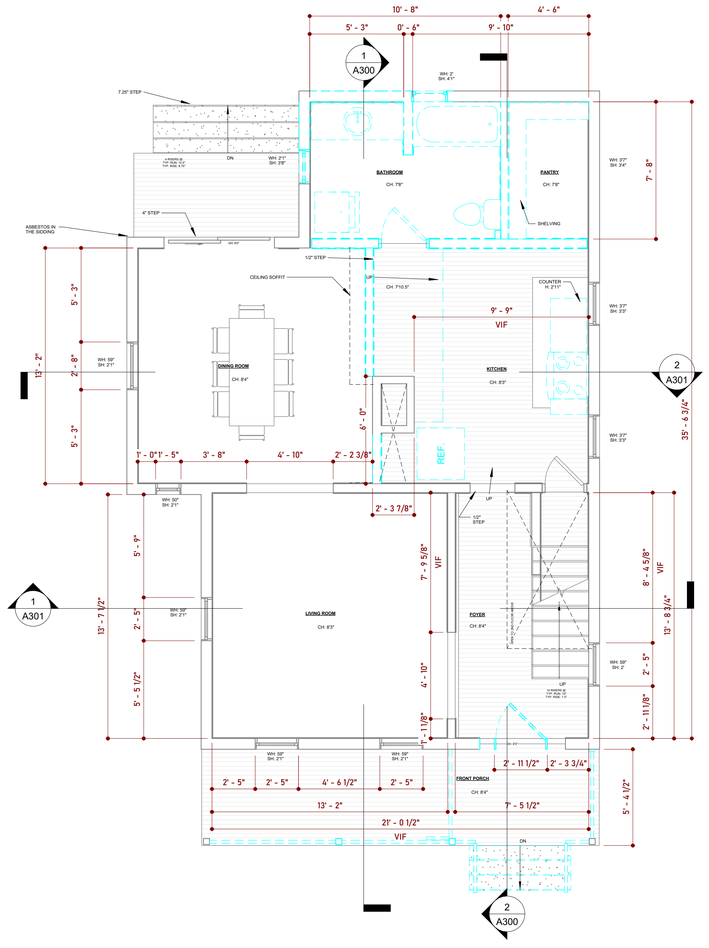


1 Existing Basement Plan
1/4" = 1'-0"



2 Existing First Floor Demo Plan
1/4" = 1'-0"

DEMO SCOPE OF WORK:

- DEMO FRONT PORCH RAILS
- DEMO FRONT PORCH STAIRS WHERE SHOWN IN PLAN
- DEMO EXTERIOR DOOR
- DEMO (2) EXTERIOR WINDOW @ 1ST FLOOR BATH
- DEMO HIGHLIGHTED WALLS
- DEMO SOFFIT @ KITCHEN
- REMOVE (1) STOVE (1) REFRIGERATOR @ KITCHEN
- DEMO CABINETS AND COUNTERTOPS @ KITCHEN
- DEMO (X) SF OF FLOOR @ KITCHEN
- DEMO (X) SF OF BACKSPLASH @ KITCHEN
- DEMO (X) LF OF TRIM AND (X) LF OF BASEBOARD
- DEMO PANTRY SHELVES
- DEMO SHOWER AND TUB @ FIRST FLOOR BATHROOM
- DEMO (1) SINK (1) FAUCET
  (1) TOILET (1) VANITY @ 1ST FLOOR BATH
- REMOVE (1) STACKABLE WASHER/DRIER COMBO
- DEMO (X) SF OF CERAMIC FLOOR @ 1ST FLOOR BATH
- DEMO (X) SF OF BACKSPLASH @ 1ST FLOOR BATH
- DEMO (X) LF OF TRIM AND (X) LF OF BASEBOARD

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17 JEROME AVE

MYUNG RESIDENCE

Existing Basement & First Floor Plans Demo

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

D101

Scale	1/4" = 1'-0"

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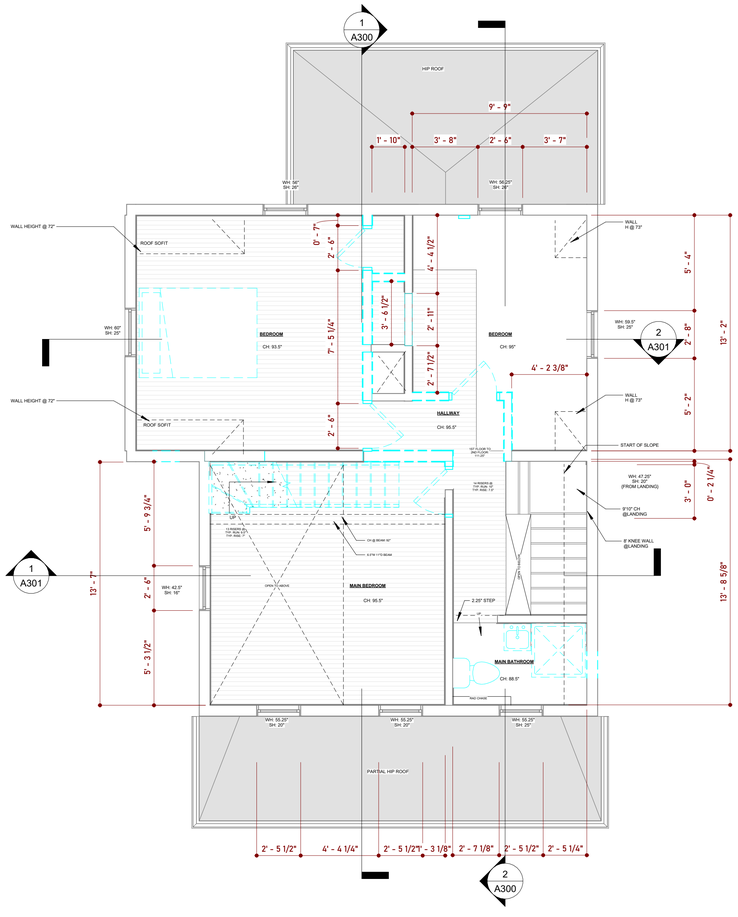
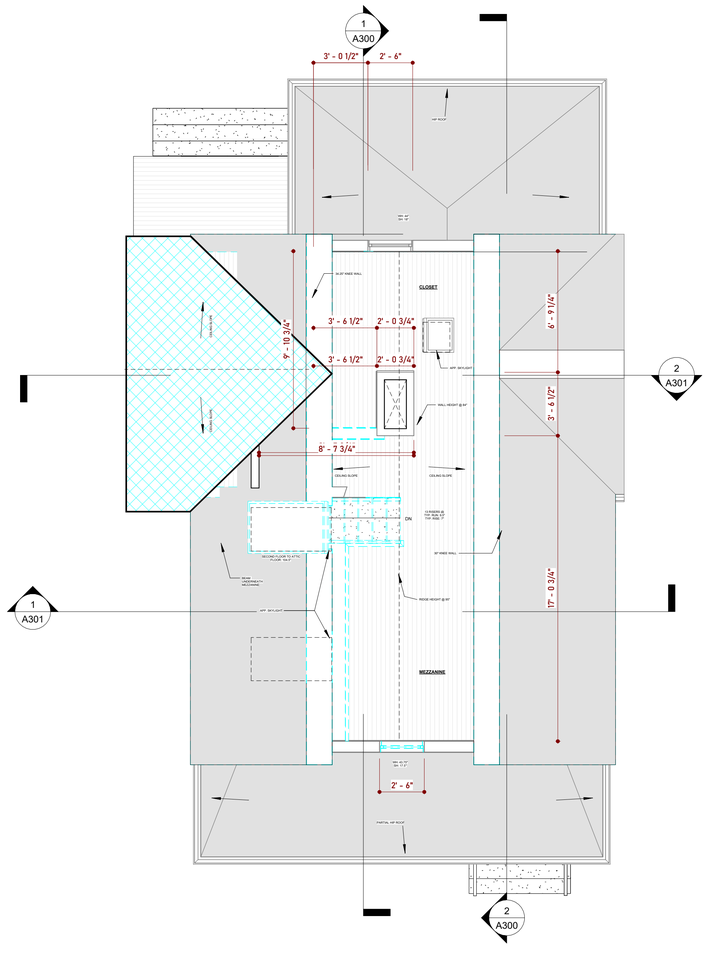


1 Existing Second Floor Plan
1/4" = 1'-0"

DEMO SCOPE OF WORK:

- DEMO (5) INTERIOR DOORS AND HARDWARE
- DEMO INTERIOR PARTITION WALLS HIGHLIGHTED PER FLOORPLAN
- DEMO (1) SINK (1) FAUCET
  (1) SHOWER @ MAIN BATH
- DEMO (1) RADIATOR @ MAIN BATH
- DEMO STAIRS AND RAILINGS @ MAIN BEDROOM
- DEMO CLOSET @ BEDROOM 1
- DEMO CLOSET @ BEDROOM 2
- DEMO (X) SF OF CERAMIC FLOOR @ MAIN BATH
- DEMO (X) SF OF BACKSPLASH @ MAIN BATH
- DEMO (X) LF OF TRIM AND (X) LF OF BASEBOARD



2 Existing Attic Floor Demo Plan
1/4" = 1'-0"

DEMO SCOPE OF WORK:

- DEMO STAIR, RAILINGS AND HANDRAIL @ MEZANINE
- DEMO ROOF PARTIALLY WHERE INDICATED IN PLANS
- DEMO (X) SF OF PARTIAL HIP ROOF
- DEMO (X) SF OF SHINGLES @ HIP ROOF
- DEMO SKYLIGHTS

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17 JEROME AVE

MYUNG RESIDENCE

Existing Second & Attic Floor Plans Demo

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

D102

Scale	1/4" = 1'-0"

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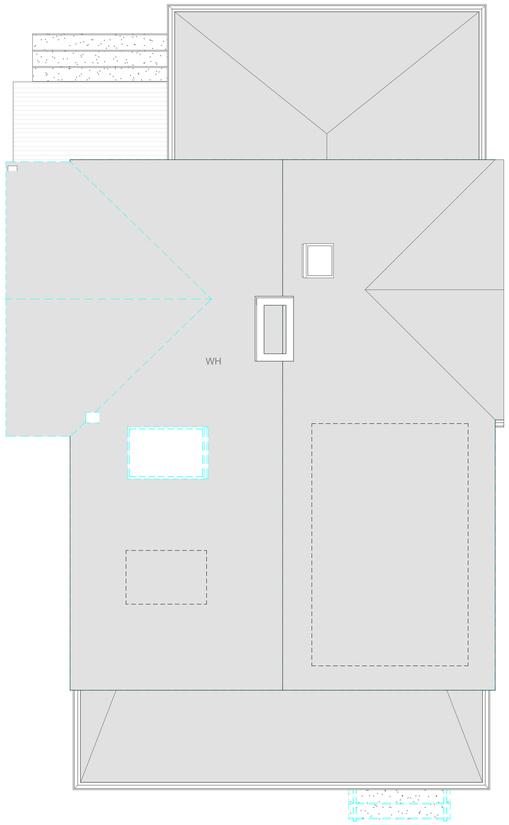

2 Existing Roof Demo Plan
1/4" = 1'-0"

DEMO SCOPE OF WORK:

- DEMO (X) SF OF PARTIAL HIP ROOF
- DEMO (X) SF OF SHINGLES @ HIP ROOF
- DEMO SKYLIGHTS

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17 JEROME AVE

MYUNG RESIDENCE

Existing Roof Plan Demo

Project Phase	Permit Set
Date	02.22.2022
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Checked by	Checker

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Scale	1/4" = 1'-0"

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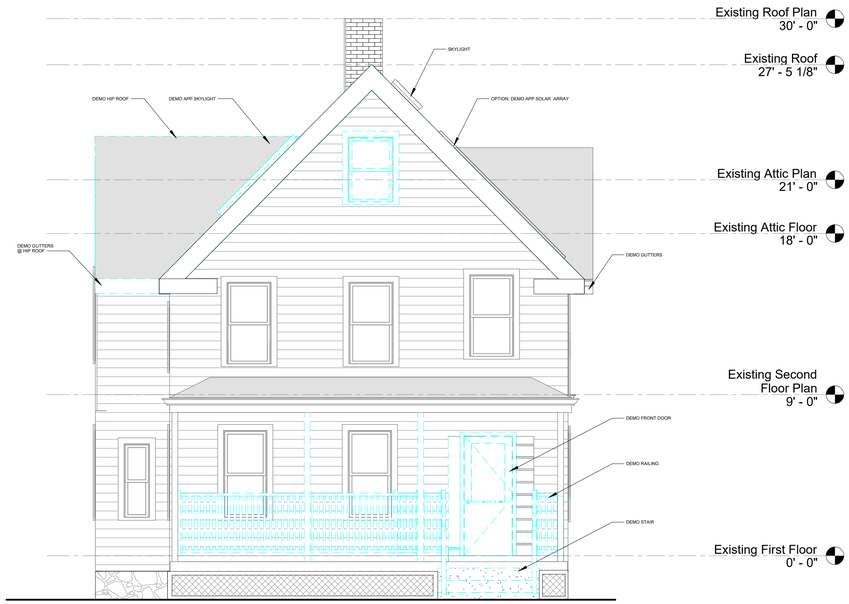
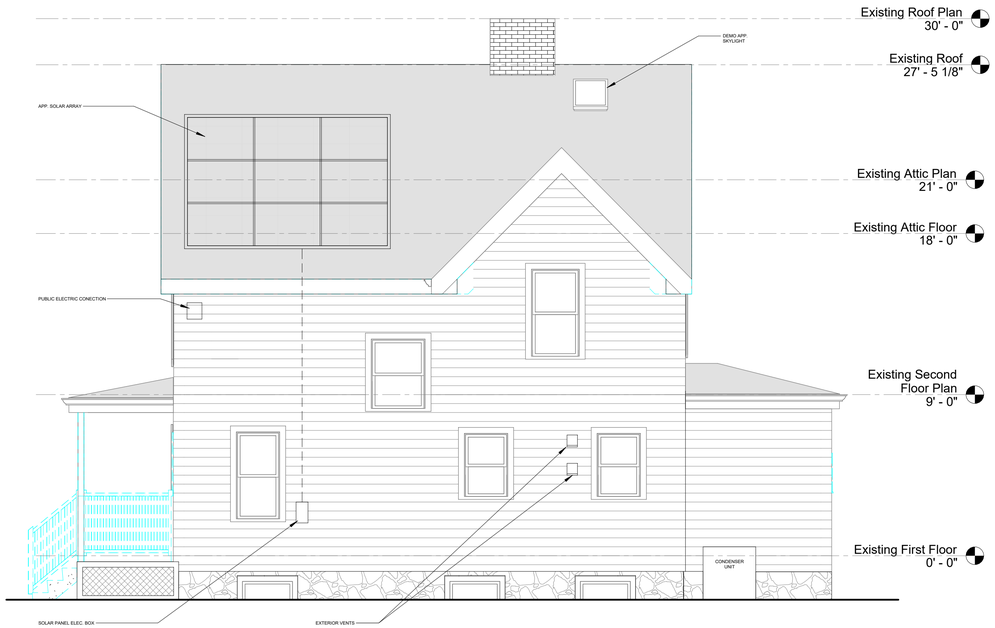


1 EXISTING SOUTHERN ELEVATION
1/4" = 1'-0"



2 EXISTING EASTERN ELEVATION
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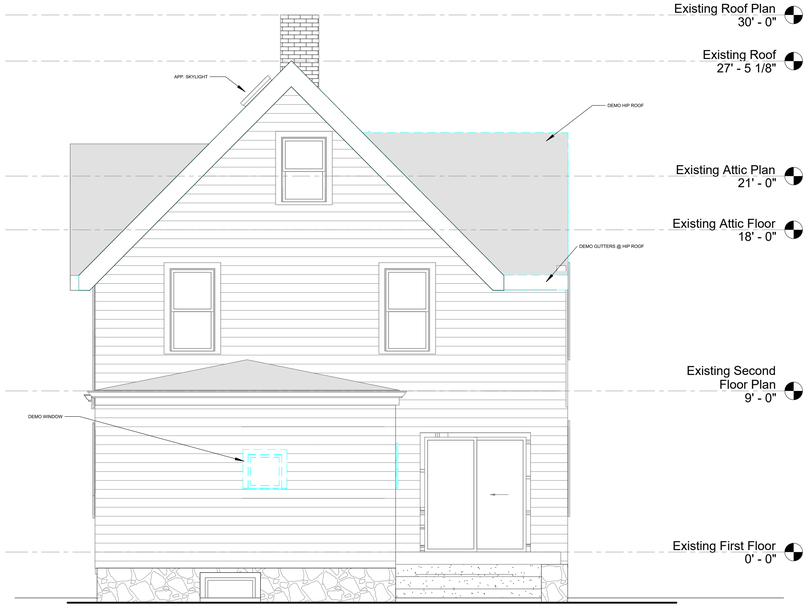

3 EXISTING NORTHERN ELEVATION
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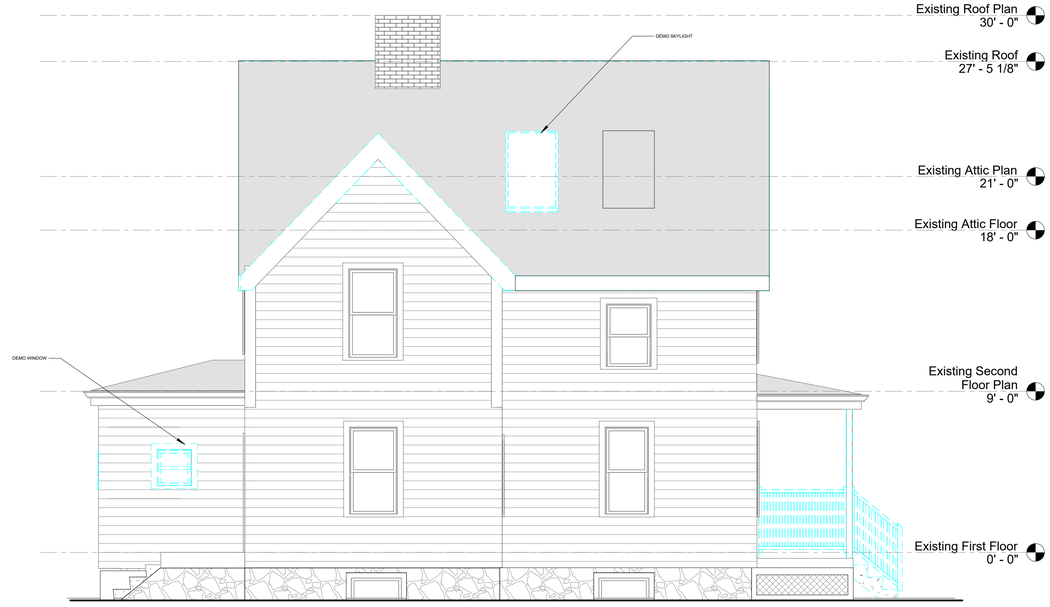

4 EXISTING WESTERN ELEVATION
1/4" = 1'-0"

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No.	Description	Date

17 JEROME AVE
MYUNG RESIDENCE
Existing Elevations

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

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Scale	1/4" = 1'-0"

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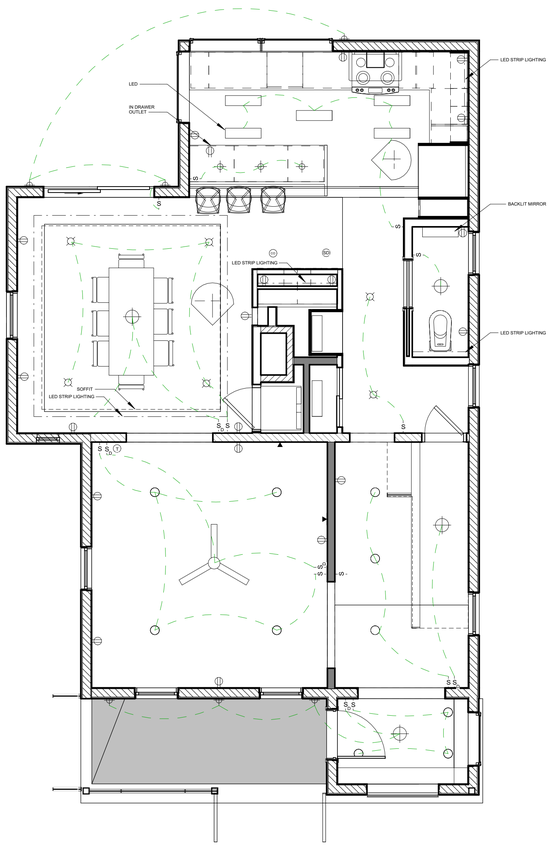
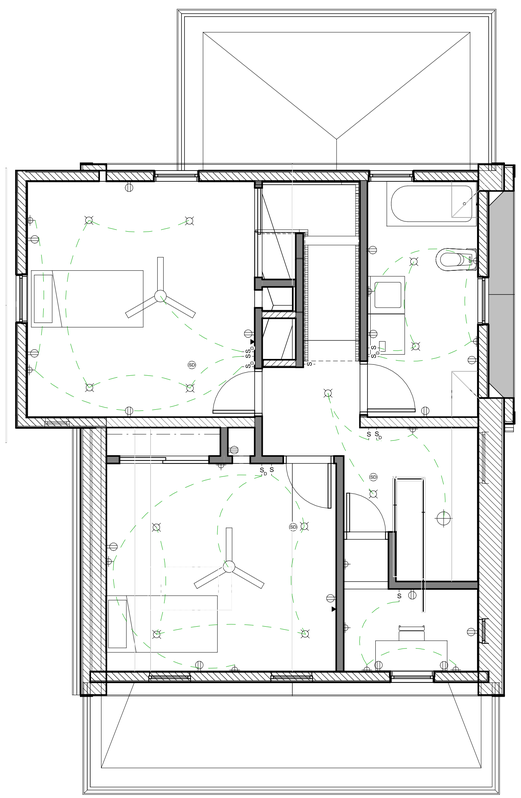


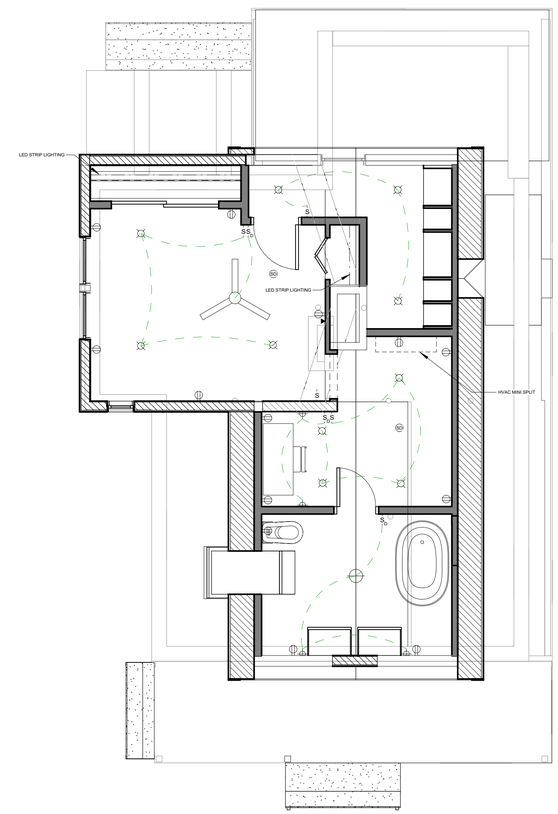
3 Proposed 1st Floor RCP
1/4" = 1'-0"

SCOPE:



4 Proposed 2nd Floor RCP
1/4" = 1'-0"

SCOPE:



5 Proposed 3rd Floor RCP
1/4" = 1'-0"

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17 JEROME AVE

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Proposed Reflected Ceiling Plans

Project number	200813
Date	02.22.2022
Drawn by	Author
Checked by	Checker

E501

Scale	1/4" = 1'-0"

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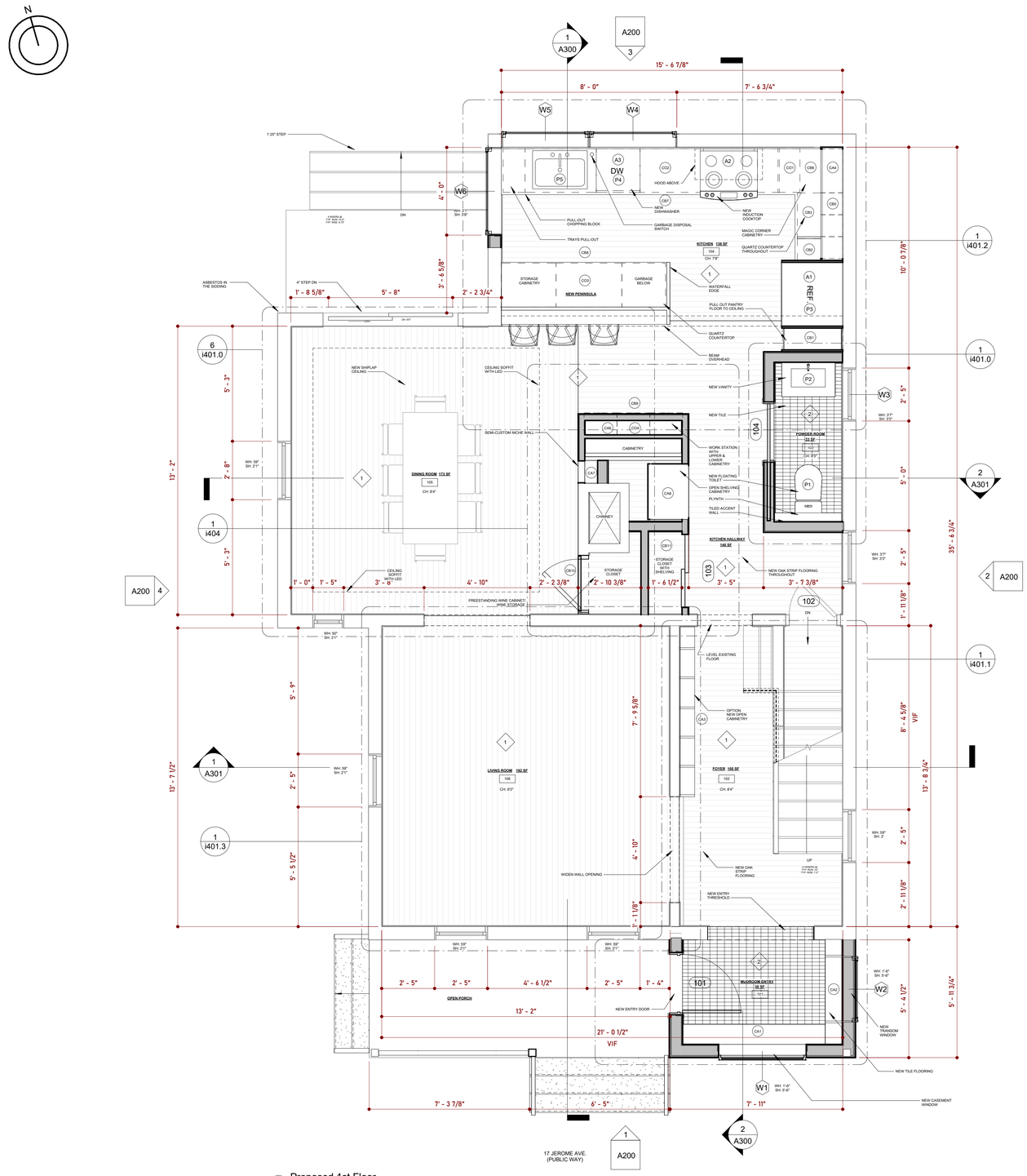

1 Proposed 1st Floor
3/8" = 1'-0"

SCOPE OF WORK:

BLUEBOARD & PLASTER:
- BLUEBOARD & PLASTER (X) SF OF WALLS SHOWN IN PLANS @ NEW KITCHEN, NEW STORAGE CLOSET, NEW POWDER ROOM
- BLUEBOARD & PLASTER NEW MUDROOM WALLS & CEILING

INSULATION:
- INSULATE @ NEW EXTERIOR WALLS WHERE INDICATED IN PLAN
- INSULATE WALLS & CEILING @ NEW MUDROOM

FINISH CARPENTRY:
- FRAME NEW ENTRY THRESHOLD
- FRAME AND INSTALL NEW ENTRY DOOR

- FRAME WALLS @ NEW POWDER ROOM
- FRAME (1) NEW POCKET DOOR @ NEW POWDER ROOM
- FRAME FOR WALL MOUNTED TOILET @ NEW POWDER ROOM

- FRAME AND INSTALL (3) NEW WINDOWS @ NEW KITCHEN
- FRAME SLIDING DOOR @ NEW STORAGE CLOSET
- FRAME WALLS AT NEW KITCHEN AND NEW STORAGE CLOSET

TILE:
- INSTALL (X) SF OF PORCELAIN TILE @ NEW MUDROOM
- INSTALL (X) SF OF PORCELAIN TILE @ NEW POWDER ROOM
- INSTALL (X) SF OF PORCELAIN TILE @ NEW KITCHEN BACKSPLASH

WOOD FLOOR:
- INSTALL (X) SF OF OAK STRIP FLOOR @ NEW KITCHEN
- MATCH LEVEL OF NEW FLOORING TO EXISTING FLOORING WHERE NOTED

MILLWORK:
- FABRICATE AND INSTALL CABINETS @ NEW KITCHEN
- FABRICATE AND INSTALL NEW PENINSULA @ NEW KITCHEN
- FABRICATE AND INSTALL NEW SHELVING AND CABINETS @ NEW STORAGE CENTER

COUNTERTOP:
- INSTALL (X) SF OF STONE COUNTERTOP @ NEW KITCHEN
- INSTALL (X) SF OF STONE COUNTERTOP @ NEW PENINSULA
- INSTALL (X) SF OF STONE COUNTERTOP @ NEW POWDER ROOM

WALL PAPER:
- PAPER (X) SF OF WALLS @ NEW KITCHEN
- PAPER (X) SF OF WALLS @ NEW POWDER ROOM

PAINT:
- PAINT (X) SF OF WALLS @ FOYER
- PAINT (X) SF OF WALLS AT NEW MUDROOM
- PAINT (X) SF OF WALLS @ NEW KITCHEN
- PAINT (X) SF OF WALLS @ NEW POWDER ROOM
- PAINT (X) SF OF WALLS @ LIVING ROOM
- PAINT (X) SF OF WALLS @ DINING ROOM

PLUMBING:
- INSTALL @ NEW KITCHEN
  (1) NEW SINK (1) FAUCET (1) GARBAGE DISPOSAL
  (1) REFRIGERATOR WATER LINE (1) DISHWASHER WATER LINE

- INSTALL @ NEW POWDER ROOM
  (1) NEW SINK (1) NEW FAUCET (1) WALL MOUNTED TOILET

APPLIANCES:
- INSTALL @ NEW KITCHEN
  (1) EXISTING HOOD (1) DISHWASHER (1) RANGE
  (1) REFRIGERATOR (1) TALL BEVERAGE FRIDGE

DESIGN REBEL +BUILD
REBEL BUILDERS

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No.	Description	Date

17 JEROME AVE
MYUNG RESIDENCE

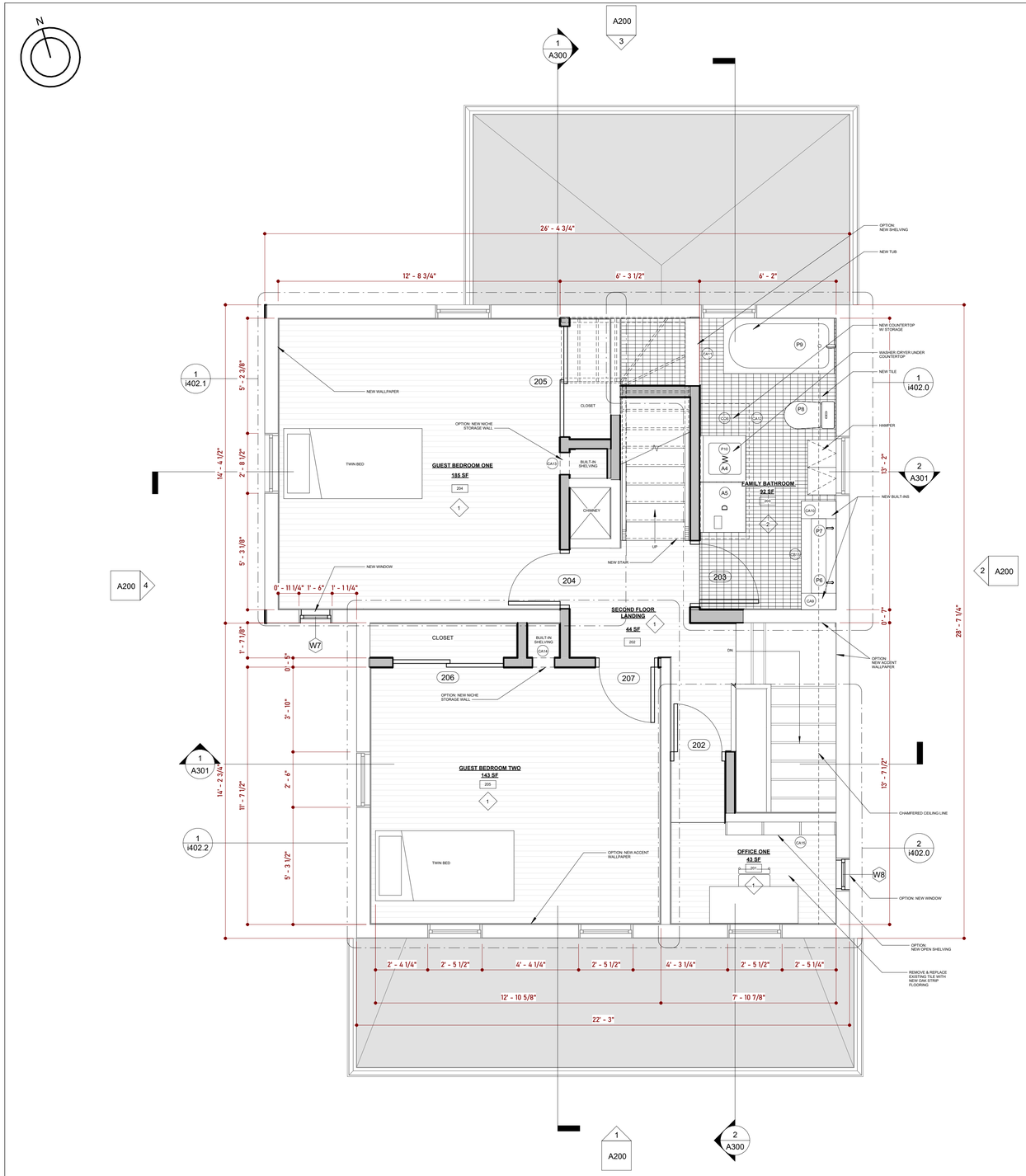
Proposed First Floor Plan

Project Phase	Permit Set
Date	02.22.2022
Drawn by	CB / PG
Checked by	KG

A101

Scale 3/8" = 1'-0"

3/14/2022 10:16:45 AM



1 Proposed 2nd Floor Plan
3/8" = 1'-0"

SCOPE OF WORK:

FINISH CARPENTRY:
- FRAME NEW ENTRY AND WALLS @ BATHROOM THREE
- FRAME AND INSTALL NEW WALLS AND DOORS @ GB1 & GB2
- FRAME NICHE WALL @ GB 1
- FRAME AND INSTALL NEW SLIDING DOORS AT CLOSETS IN GB1 & GB2
- FRAME AND INSTALL WALLS FOR LAUNDRY CLOSET @ SECOND FLOOR LANDING

TILE:
- INSTALL (X) SF OF PORCELAIN TILE @ BATH 2
- INSTALL (X) SF OF PORCELAIN TILE @ BATH 3
- INSTALL (X) SF OF PORCELAIN TILE @ BATH 2 BACKSPLASH
- INSTALL (X) SF OF PORCELAIN TILE @ BATH 3 BACKSPLASH

WOOD FLOORING:
- RE- STAIN EXISTING STAIRCASE
- PATCH EXISTING WOOD FLOORING WHERE NECESSARY
  (I.E PREVIOUS WALL LOCATIONS)

MILLWORK:
- FURR OUT FOR NEW NICHE WALL @ BATH 2
- FURR OUT FOR NEW NICHE WALL @ BATH 3
- FURR OUT FOR NEW NICHE WALL @ GB2

COUNTERTOP:
- INSTALL (X) SF OF STONE COUNTERTOP @ BATH 2
- INSTALL (X) SF OF STONE COUNTERTOP @ BATH 3

WALL PAPER:
- PAPER (X) SF OF WALLS @ STAIR CASE
- PAPER ONE ACCENT WALL @ GB1
- PAPER ONE ACCENT WALL @ GB2

PAINT:
- PAINT (X) SF OF WALLS @ SECOND FLOOR LANDING
- PAINT (X) SF OF WALLS @ GB 1
- PAINT (X) SF OF WALLS @ GB2

PLUMBING:
- INSTALL @ BATH 2
  (1) SINK (1) FAUCET (1) TOILET
  (1) SEAMLESS DRAIN @ SHOWER (1) SHOWER HEAD & FIXTURES

- INSTALL @ BATH 3
  (1) SINK (1) FAUCET (1) TOILET (1) SOAKING TUB
  (1) FLOOR MOUNTED FIXTURES FOR SOAKING TUB
  (1) SEAMLESS DRAIN @ SHOWER (1) SHOWER HEAD & FIXTURES

APPLIANCES:
- INSTALL @ NEW LAUNDRY CLOSET
  (1) WASHER (1) DRYER

DESIGN RB +BUILD
REBEL
BUILDERS

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No.	Description	Date

17 JEROME AVE
MYUNG RESIDENCE

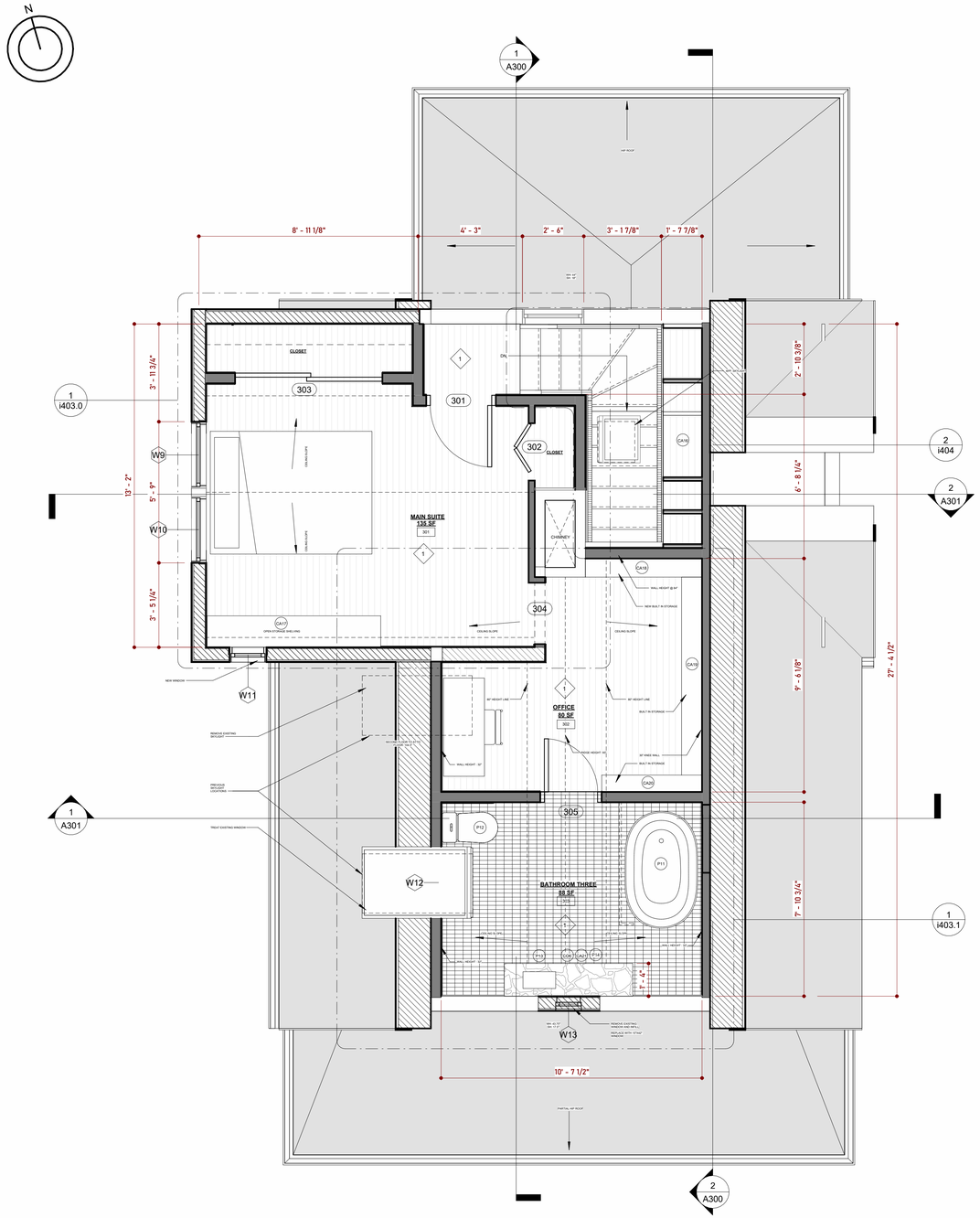
Proposed Second Floor Plan

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

A102

Scale	3/8" = 1'-0"

3/14/2022 10:16:47 AM



1 Proposed 3rd Floor Plan
3/8" = 1'-0"

SCOPE OF WORK:

BLUEBOARD & PLASTER:
- BLUEBOARD & PLASTER (X) SF OF WALLS & CEILING @ NEW HIP ROOF

INSULATION:
- INSULATE @ NEW EXTERIOR WALLS WHERE INDICATED IN PLAN
- INSULATE WALLS & CEILING @ NEW HIP ROOM

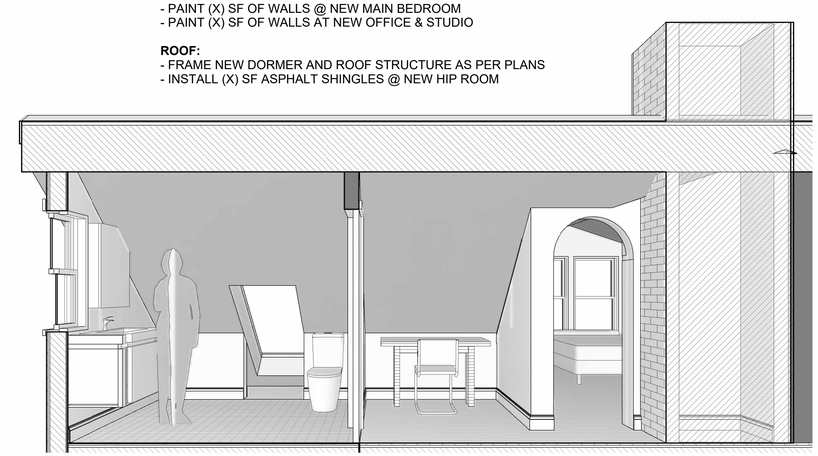
FINISH CARPENTRY:
- FRAME AND INSTALL (2) NEW WINDOWS @ NEW MAIN BEDROOM
- FRAME AND INSTALL (3) NEW DOORS
- FRAME AND INSTALL (2) SLIDING DOOR @ NEW STORAGE CLOSETS
- FRAME AND INSTALL (1) NEW SKYLIGHT @ NEW STUDIO
- OPTION: FRAME AND INSTALL (1) NEW SKYLIGHT AT MAIN BEDROOM

WOOD FLOOR:
- FRAME AND INSTALL (X) SF OF OAK STRIP FLOOR @ NEW OFFICE & STUDIO
- INSTALL (X) LF OF BASEBOARD THROUGHOUT

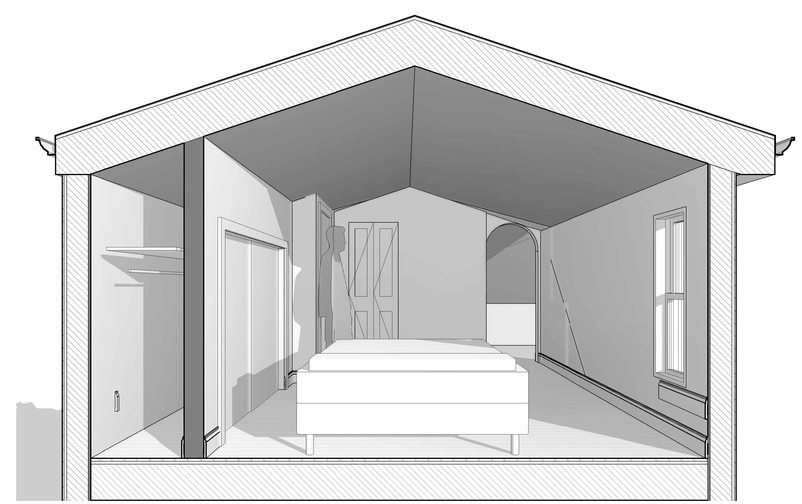
MILLWORK:
- FABRICATE AND INSTALL SHELVING @ CHIMNEY
- OPTION: FABRICATE AND INSTALL STORAGE IN MAIN BED & STUDIO

PAINT:
- PAINT (X) SF OF WALLS @ NEW MAIN BEDROOM
- PAINT (X) SF OF WALLS AT NEW OFFICE & STUDIO

ROOF:
- FRAME NEW DORMER AND ROOF STRUCTURE AS PER PLANS
- INSTALL (X) SF ASPHALT SHINGLES @ NEW HIP ROOM



2 North to South Section Attic Studio



3 South to North Section Attic Badroom

DESIGN REBEL +BUILD

REBEL BUILDERS

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17 JEROME AVE

MYUNG RESIDENCE

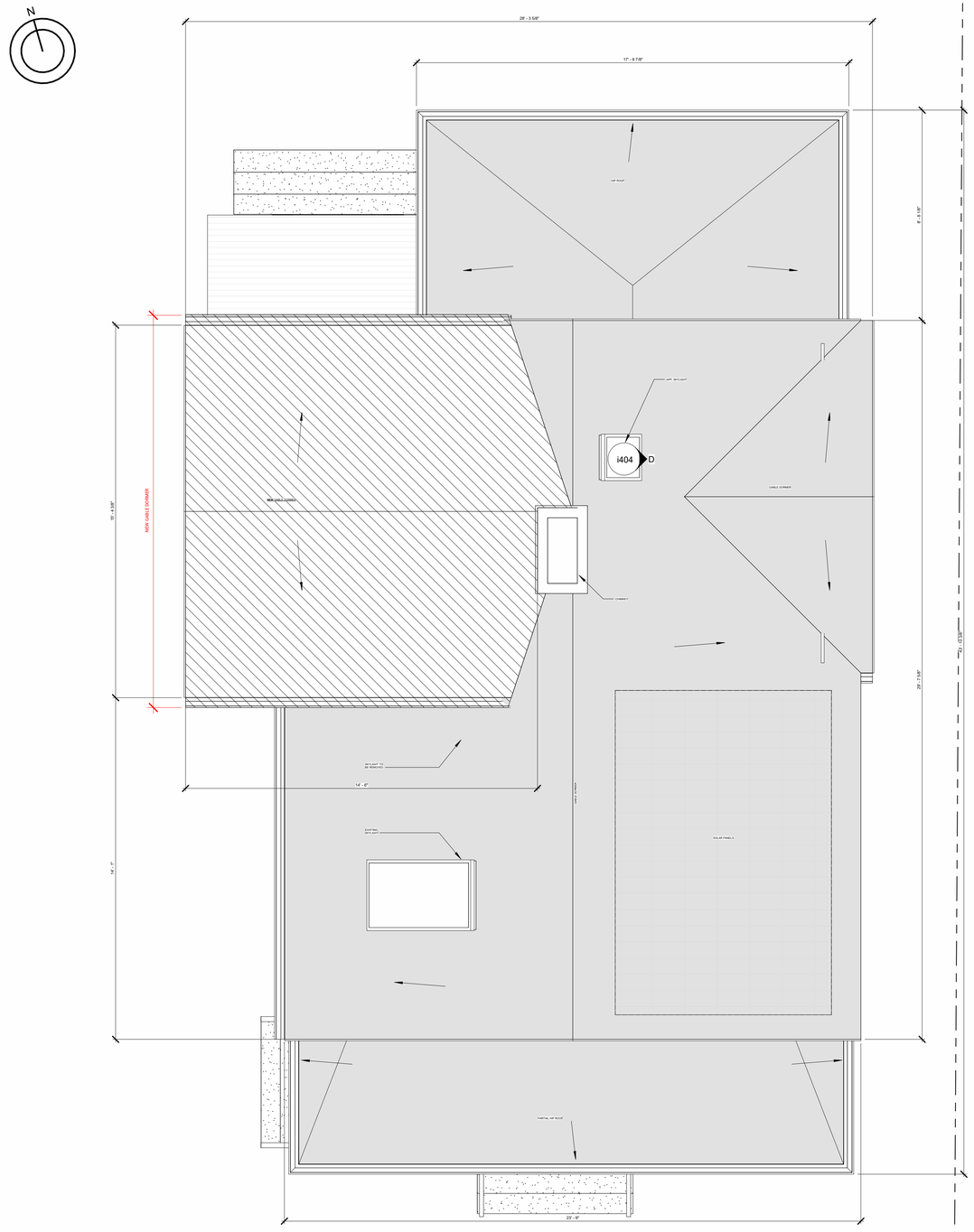
Proposed Third Floor Plan

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

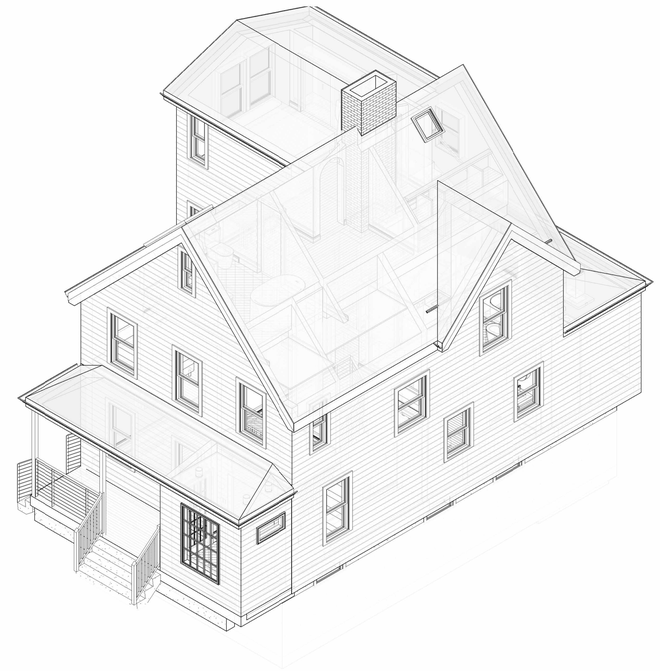
A103

Scale	3/8" = 1'-0"

3/14/2022 10:16:56 AM



1 Proposed Roof Plan
3/8" = 1'-0"



2 Front Birdseye View

3 Rear Birdseye View

DESIGN DB +BUILD

REBEL

BUILDERS

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17 JEROME AVE

MYUNG RESIDENCE

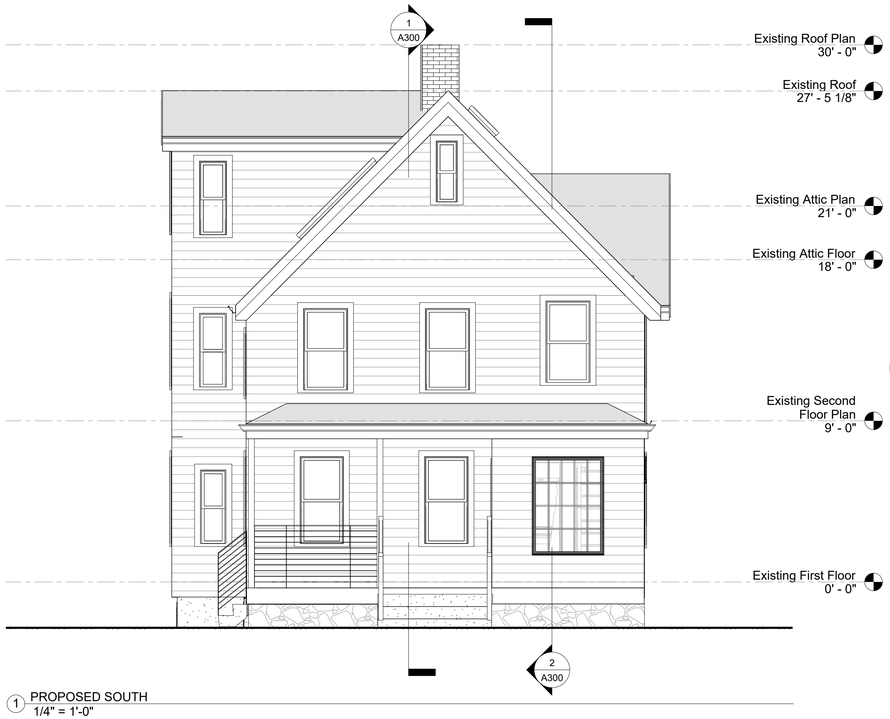
Proposed Roof Plan

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

A104

Scale	3/8" = 1'-0"

3/14/2022 10:17:05 AM



1 PROPOSED SOUTH
1/4" = 1'-0"

2 PROPOSED EAST
1/4" = 1'-0"

3 PROPOSED NORTH
1/4" = 1'-0"

4 PROPOSED WEST
1/4" = 1'-0"

DESIGN DB +BUILD
REBEL
BUILDERS

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17 JEROME AVE
MYUNG RESIDENCE
Proposed Exterior Elevations

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

A200

Scale	1/4" = 1'-0"

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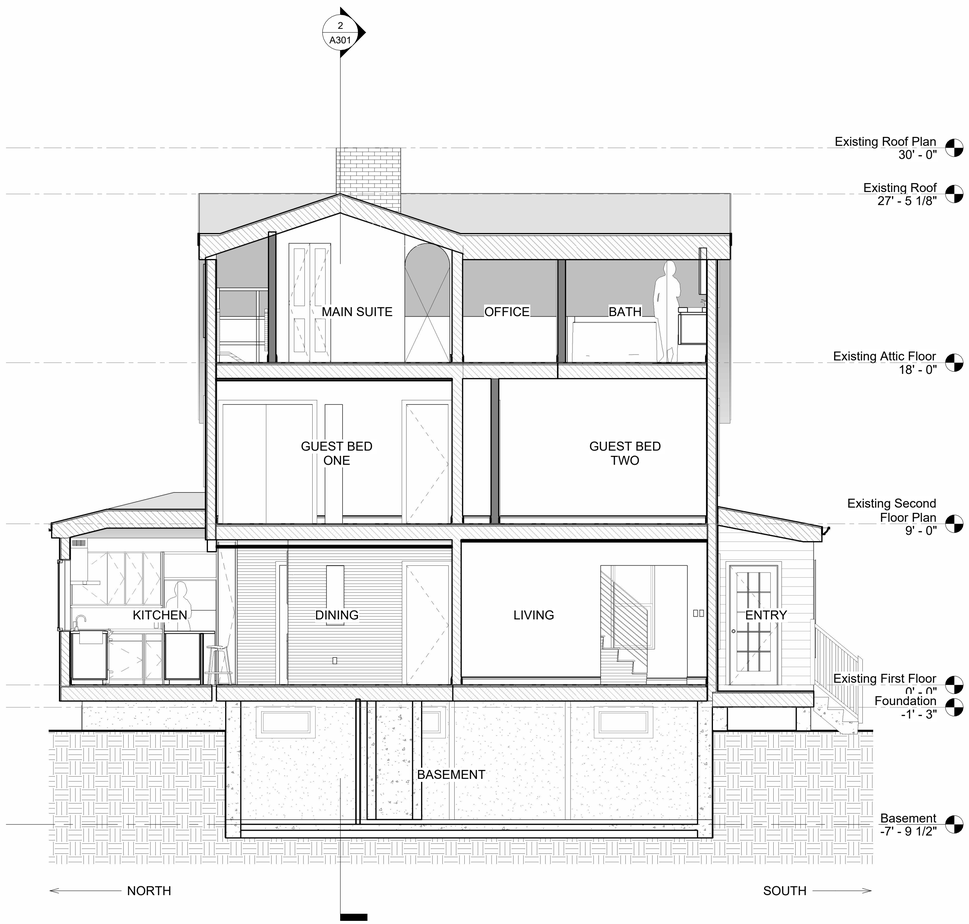
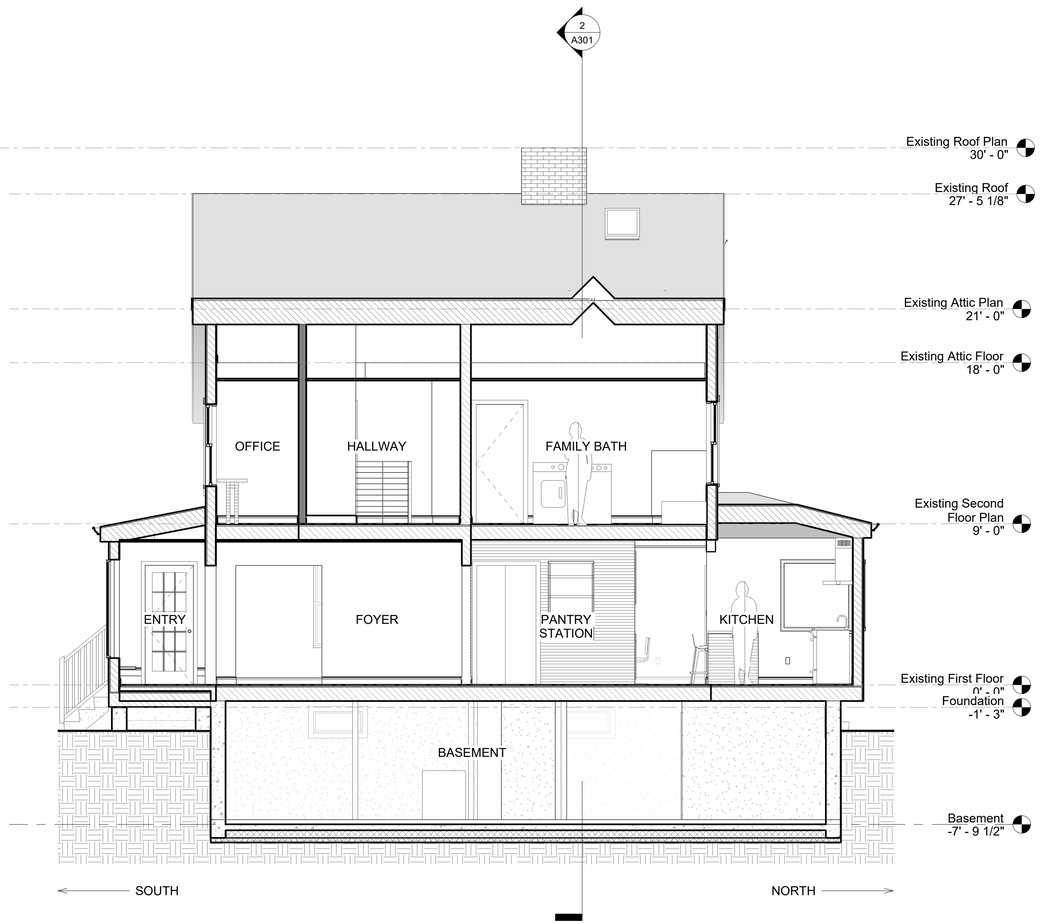


1 Section 2
1/4" = 1'-0"



2 Section 1
1/4" = 1'-0"

DESIGN DB +BUILD

REBEL

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17 JEROME AVE

MYUNG RESIDENCE

Building Sections
Longitudinal

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

A300

Scale	1/4" = 1'-0"

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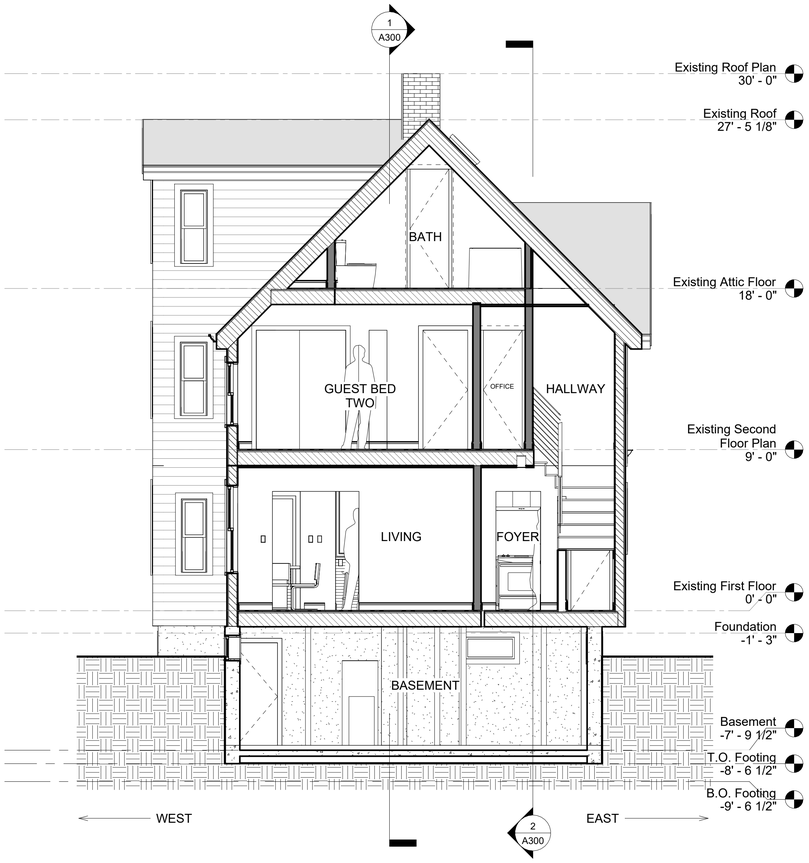
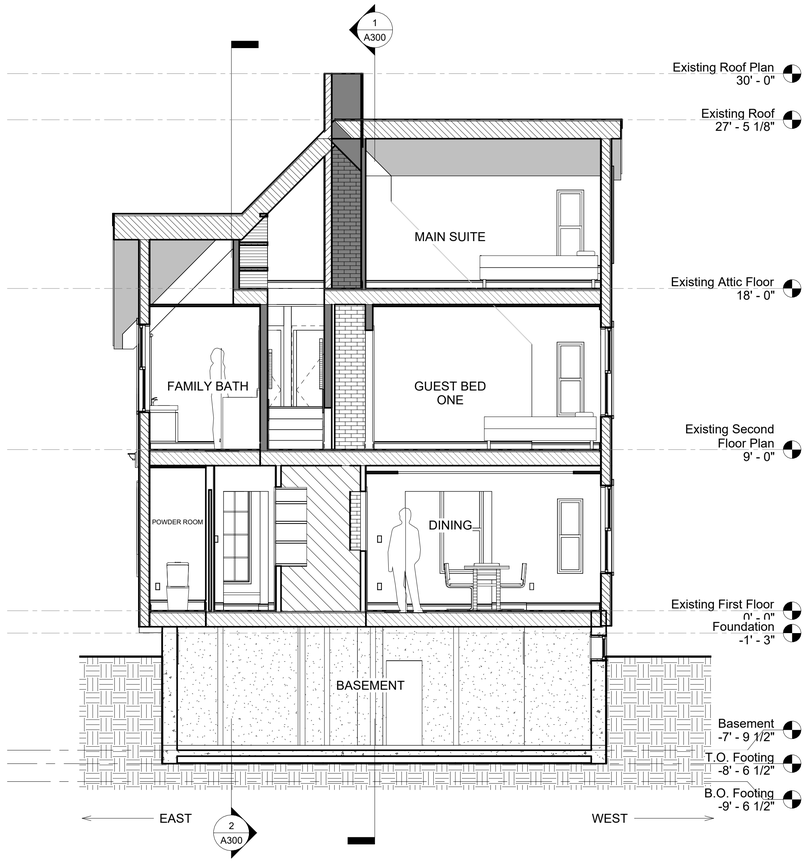


1 Section 3
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"

DESIGN RB +BUILD

REBEL

BUILDERS

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17 JEROME AVE

MYUNG RESIDENCE

Building Sections
Transverse

Project Phase	Permit Set
Date	02.22.2022
Drawn by	Author
Checked by	Checker

A301

Scale	1/4" = 1'-0"

3/14/2022 10:17:16 AM